



# FARMINGTON CITY

H. JAMES TALBOT  
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CITY COUNCIL

SHANE PACE  
CITY MANAGER

## PLANNING COMMISSION MEETING

**March 18, 2021**

Public Meeting - Farmington City Hall

160 S. Main Street, Farmington, Utah.

Study Session: 6:30 p.m.

**Regular Session: 7:00 p.m.**

*Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. The link to view the hearings live and to comment electronically can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so at [crowe@farmington.utah.gov](mailto:crowe@farmington.utah.gov) by 5 p.m. on the day of.*

- 7:00    1. Minutes  
          2. City Council Report

## SUBDIVISION / PROJECT MASTER PLAN APPLICATIONS

- 7:05    3. Justin Atwater (Public Hearing) – Applicant is requesting recommendation of a Project Master Plan (PMP)/Development Agreement, and a schematic subdivision and site plan, for the proposed Romney Development, consisting of apartments, townhomes, and commercial space located at approximately 1450 W Burke Lane (2 acres) in the OMU (Office Mixed Use) zone. (S-22-20 & PMP-7-20)
- 7:25    4. Ryan Simmons/Boyer Company (Public Hearing) – Applicant is requesting recommendation of a schematic subdivision and site plan for the proposed Farmington Station II offices in the Office Mixed Use (OMU) zone. (S-21-20 & SP-3-21)
- 7:50    5. Northstar Builders/Adam Watts – Applicant is requesting preliminary plat approval for the proposed Farmington OrthoStar medical offices, located at Clarke Lane/Park Lane (1.72 acres) in the GMU (General Mixed Use) zone. (S-1-21)

## CONDITIONAL USE

- 8:00    6. Greg Gardner (Public Hearing) – Applicant is requesting conditional use approval to establish an accessory living quarters as part of a barn, located at 441 Comanche Rd in an AA zone. (Parcel ID# 08-073-0050) (26.28 acres)). (C-3-21)

## ZONE TEXT AMENDMENTS

- 8:10    7. Farmington City (Public Hearing) – Applicant is requesting recommendation(s) to amend the Zoning and Sign Ordinance regarding Conditional Uses and Special Exceptions. (ZT-9-21)

- 8:15 8. Farmington City (Public Hearing) – Applicant is requesting recommendation(s) to amend building heights standards in the OMU and TMU zones, and to remove selected residential use types as allowed uses in the TMU zone as set forth in Chapter 18 of the Zoning Ordinance. (ZT-6-21)
- 8:20 9. Farmington City (Public Hearing) – Applicant is requesting recommendation to consider amendments to the Zoning Ordinance to require developers/owners of any new dwelling units to set aside a certain percentage of their developments as moderate-income housing, or to pay a fee in lieu, or provide some other benefit (ZT-1-21)

## **OTHER BUSINESS**

- 8:30 10. Miscellaneous, Correspondence, etc.
- a. Craig Holmes (Public Hearing) – Applicant is requesting a modification of a fence/gate requirement related to a special exception to operate a U-Haul Dealership, located at 97 N State Street, located in the BR (Business Residential) zone. (M-1-14)
  - b. Other

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted March 15, 2021

Carly Rowe, Planning/Recording Secretary